



Connells

Runcie Close  
St. Albans



### Property Description

Located in the highly sought-after Marshalswick area of St Albans, this beautifully refurbished two-bedroom mid-terraced home is offered to the market chain free, making it an ideal purchase for first-time buyers, downsizers or investors.

The property has been thoughtfully updated throughout and offers bright, well-proportioned accommodation. The ground floor features a modern fitted kitchen and an expansive lounge, which flows seamlessly into a conservatory at the rear. The conservatory provides additional living space and enjoys pleasant views over the garden, with doors opening directly onto the outdoor area-perfect for relaxing or entertaining. Upstairs, the property offers two generous double bedrooms and a contemporary shower room, complemented by a separate WC for added convenience.

Externally, the home benefits from both front and rear gardens, providing attractive outdoor spaces for gardening, leisure or family use.

Runcie close is situated in the highly sought after area of Marshalswick in St Albans, renowned for its outstanding schools including Sandringham and Beaumont among others. Close by to local amenities including The Quadrant shopping centre which boasts a large selection of local shops and eateries including a Marks and Spencer food hall. St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.



**Porch**

**Hall**

**Kitchen**

11' 2" max x 5' 11" max ( 3.40m max x 1.80m max )

**Living Room**

15' 9" max x 13' 1" max ( 4.80m max x 3.99m max )

**Conservatory**

10' 6" max x 8' max ( 3.20m max x 2.44m max )

**Bedroom One**

13' 1" max x 10' 2" max ( 3.99m max x 3.10m max )

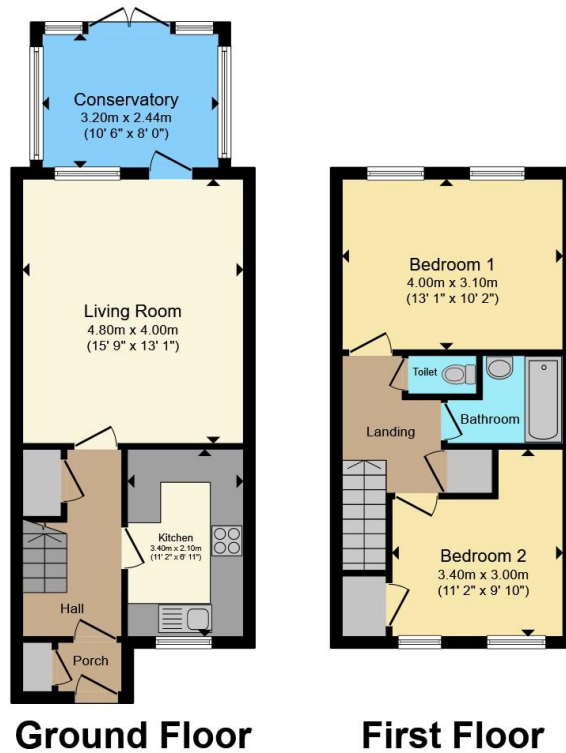
**Bedroom Two**

11' 2" max x 9' 10" max ( 3.40m max x 3.00m max )

**Bathroom**

**Wc**





Total floor area 76.7 m<sup>2</sup> (825 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**T 01727 851 100**  
**E [marshalswick@connells.co.uk](mailto:marshalswick@connells.co.uk)**

5 Wycombe Place The Quadrant Marshalswick  
 ST ALBANS AL4 9RH

EPC Rating: C Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/MWK306233](http://connells.co.uk/Property/MWK306233)**

Tenure: Freehold



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